

Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: Dave Mitchell

SUBJECT: EVERGREEN-EAST HILLS
VISION STRATEGY PROJECT

DATE: 9-26-06

Approved

M. Carr

Date

9-26-06

RECOMMENDATION

Approve the attached letters regarding the Evergreen – East Hills Vision Strategy Project and provide a recommended list of public amenities from the Description of Potential Amenities dated, September 21, 2006 to be attached to the draft letters.

BACKGROUND

Originally called the Evergreen Visioning Project/Smart Growth Strategy (and now referred to as the Evergreen • East Hills Vision Strategy), the Vision Strategy is a comprehensive land use and transportation planning effort that is expected to guide infill development in the Evergreen and East Hills area to create housing in balance with transportation improvements and amenities. The overall goal is to enhance quality of life in the area. Elements of the Vision Strategy include: an update to the Evergreen Development Policy (i.e., traffic policy); General Plan land use and text amendments; design guidelines; and a financing strategy. An Environmental Impact Report is required to assess the potential environmental effects of the Vision Strategy and its elements. This planning effort is being funded by property owners and developers with real estate interests in the Evergreen • East Hills area of San Jose.

The Planning Area is generally bounded by Hellyer Avenue, Highway 101, Story Road, and the Urban Growth Boundary in eastern foothills. Within this area, four "opportunity sites" are the focus of the effort:

- Arcadia Property: 81-acre site on the west side of Capitol Expressway, south of Eastridge Mall
- Pleasant Hills Golf Course: 114-acre site at the north east corner of White and Tully, just east of Lake Cunningham Park
- Campus Industrial Properties: 320 acres, located east of Yerba Buena Road at the base of the east foothills
- Evergreen Valley College: 27-acre portion of the College, located adjacent to the existing shopping center on the corner of San Felipe Road and Yerba Buena Road

Since August 2003, a community task force, under the leadership of Councilmember Dave Cortese, has been providing key input to the effort. Additional public participation has occurred through a variety of forums, including but not limited to, meetings with Strong Neighborhood Initiative (SNI) Neighborhood Advisory Committees (NACs), neighborhood associations, business groups, school organizations, and others.

In June 2005, the task force was reconfigured to have broader community representation. The task force is continuing to engage in a community based process that seeks to balance interests of new development with its impacts on the existing transportation network with improvements to the transportation system and community facilities paid for by the development.

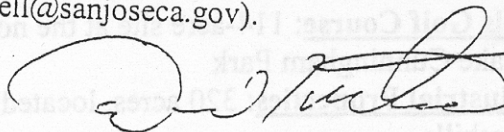
The Vision Strategy proposes a complex balance of new development and improvements. Inherent in this balance are a series of policy trade-offs that the City Council will ultimately need to consider with the final plan. A "trade-off" analysis of the effect of different policy choices (such as residential densities, industrial conversion, and affordable housing requirements) is being completed and will be presented to the City Council before final decisions are made.

As part of the "trade-off" process for additional housing in the areas, the Developers are willing pay approximately \$235 million in traffic improvements and public amenities. The attached list of amenities is intended to be inclusive of all the comments and input heard and requested at various community and Task Force meetings, dating back to 2003. Additionally, the list included planned improvements that were identified in the City's Greenprint.

REQUEST

The Department is asking the Parks and Recreation Commission to prioritize the recreational items on the attached listed of Potential Amenities. This list will be attached to the signed letters from the Commission to the City Council and the Planning Commission regarding the recreational amenities being proposed for Evergreen – East Hills Vision Strategy Project. The Commission list will provide the City Council with a second opinion of proposed amenities to compare against when they are looking at the Task Force's recommendations. Therefore, at the beginning of your Commission next meeting, please provide staff with your top 20 projects listed in order, with number one (1) being your first choice of a recreational amenity that should be included as part of the trade-off negotiation with the Developers. Please write your name and number your choices (1 to 20) directly on the attached Description of Potential Amenities List.

If members of the Commission have any comments and questions regarding this request, please contact me at 408-793-5528 or (dave.mitchell@sanjoseca.gov).



DAVID J. MITCHELL
Parks Planning Manager

Attachments: Draft Letter
Description of Potential Amenities

October 4, 2006

City of San José Planning Commission
200 East Santa Clara Street
San Jose, California 95113

Subject: Evergreen - East Hills Vision Area

Dear Commissioner:

On September 6, 2006, staff from the Planning Department gave the Parks and Recreation Commission an overview of the Evergreen – East Hills Vision Strategy Project.

This Project provides for the development of up to 5,000 new residential dwelling units on four opportunity sites, which creates housing for approximately 15,000 new residents in the Evergreen-East Hills area of San José. The Parks and Recreation Commission applaud the Developers of the four opportunity sites by combining their resources in order to give the community greater recreational facilities than required under either the Parkland Dedication Ordinance or the Park Impact Ordinance. The Commission believes that the greater community will benefit from these new recreational facilities being proposed by the Developers.

Per the General Plan service level objective of 3.5 acres of neighborhood/community parklands per 1000 population, the proposed new residential developments within the Evergreen-East Hills area should provide 52.5 acres of new parklands. The Commission understands that this number may not be reached, however, the Developers amenities lists provides the facilities needed to create a livable community like neighborhood parks, trails, sports fields, and a community center with a gymnasium to serve its residents within a reasonable distance of travel. The Parks and Recreation Commission believes that the attached list of recreational facilities is needed to serve the Evergreen-East Hills area in order to make this portion of San José a truly livable community. The Developers are making a major investment in recreational facilities in order to improve the quality of life in this area. The City must match this investment with the necessary maintenance and operational dollars to insure the quality of life facilities are real and useable by the citizens of San José.

Sincerely,

Helen Chapman
Chair, Parks and Recreation Commission

cc: PBCE
PRNS
Attachment: Commission's Amenity List

September 21, 2006

- A **Community Youth Sports Fields** Construct three youth baseball fields on an approximately 12-acre site. While the proposed configuration allows for alternate use of two of the baseball fields as a youth soccer field, the facility is primarily intended for the purpose of youth baseball. The project includes parking for 55 cars and a restroom / concession / storage building. (August 25, 2006)
- Ba **Sports Fields and Other Park Improvements on Berg Site**
Construct an approximately 5-acre sports facility including a senior baseball field and lighted soccer field as a combined use with a future school site. The project includes parking for 50 cars either on site as on-street parking and a restroom/concession building.
- Bb **New Neighborhood Park - Industrial Site**
As part of the new residential project, the developer will construct and deliver to the City a 5-acre neighborhood park, consistent with the City's Parklands Dedication Ordinance (PDO). The park is not yet designed, but neighborhood parks typically include items such as a tot lot/playground, an open turf area, and picnic tables with a BBQ area, pathways and landscaping.
- C **Lake Cunningham Regional Skate Park**
Construct a skate park on a currently vacant 3-acre site in the southeast corner of the Lake Cunningham Regional Park. The skate park will include approximately 50,000 square feet of skate area with both a bowl and street elements to allow for combined use by skaters, inline skaters, and bikers. The facility will include additional parking spaces, a building to house restrooms, concessions, lockers, showers, and a pro shop. This project is partially funded for design and construction costs. However, additional funding is needed to complete construction of this amenity, which would be available through the EEHVS process.
- D **Upper Silver Creek Trail**
Construct an approximately 0.5-mile segment of the Upper Silver Creek Trail to complete a missing gap between Yerba Buena Road and Hassler Parkway. Land is being transferred to the City in fulfillment of a PDO requirement for a separate project. EEHVS project provides funding for trail construction.
- E **Fowler Creek Park Master Plan Phase II & III**
Construct an 8,000 sq ft. community center and a 25-meter by 25-yard swimming complex with changing rooms and a parking lot for 60 cars.
- F **Open Space and Trail Connections (Upper Silver Creek)**
Construct trail along the foothills as part of the proposed Industrial Sites development. The trail will be connected to Fowler Creek Trail Corridor and Montgomery Hill Park.
- G **Recreational Ice Skating Rink (one sheet)**
Construct an indoor ice skating rink with one ice sheet at a location within the Evergreen-East Hills area.

- H Southeast Branch Library Expansion**
Expand the planned Southeast Branch Library by 11,000 square feet. The library is currently planned and funded for 12,000 square feet under the Branch Library Bond Measure. The proposed amenity expands the library to 23,000 square feet and would provide funds for the expansion.
- I Community/Youth Center and Gym on Arcadia (40k sf)**
Construct a 40,000 square foot Multi-Service Community Center with gym, and parking for 100 to 200 cars on a 3-acre site.
- J Yerba Buena / San Felipe Roads Improvements by Creek**
Construct improvements related to the Evergreen Park including landscaping, art, signage, a path connection to the pedestrian bridge, and installation of miscellaneous site furnishings.
- K Adult Sports Complex on Arcadia**
Construct a lighted adult sports complex including two 300' foul lines softball fields and two 200' x 330' soccer fields on approximately 14 acres. The project also includes a group picnic area, parking for approximately 150 cars, a restroom/concession building and a maintenance building.
- L New Neighborhood Park - Pleasant Hills**
As part of the new residential project, the developer will construct and deliver to the City a 5-acre neighborhood park, consistent with the City's Parklands Dedication Ordinance (PDO). The park is not yet designed, but neighborhood parks typically include items such as a tot lot/playground, an open turf area, dog park area, and picnic tables with a BBQ area, pathways and landscaping.
- M Build-out Groesbeck Park**
Complete landscape improvements at the existing Groesbeck Park site. Improvements would be consistent with "orchard" scheme identified in the City's adopted Greenprint plan.
- N Sports Facilities at August Boeger Jr. High/Fernish Park**
Construct a joint use facility at August Boeger Jr. High and Fernish Park including two little league fields, a softball field, soccer fields, walkways, picnic areas, parking spaces, and a restroom/concession building. This amenity could be constructed as one facility combined with amenity "AC".
- O Lake Cunningham Park Improvements**
Provide additional funding to allow construction of improvements identified in the Lake Cunningham Master Plan. Improvements potentially include an emergency access road, an amphitheater, additional restrooms, park headquarters, food concession building and roadway improvements at the park entrance/exit.
- P Aquatics Center**
Construct a 25-yard by 50-meter pool, a recreational/learning pool, a water spray area, and a locker room/concession building with parking for 100 cars on approximately 2-acres.
- Q Evergreen Community Center Reuse as Library**
Convert the Evergreen Community Center into a local Library to serve the EEHVS area.
- R Neighborhood Park Improvements - Brigadoon Park**
Renovate existing park facilities.

- S Neighborhood Park Improvements - Boggini Park**
Renovate existing park facilities.
- T Neighborhood Park Improvements - Evergreen Park**
Renovate existing park facilities.
- U Neighborhood Park Improvements - Hillview Park**
Renovate existing park facilities.
- V Neighborhood Park Improvements - Our Park**
Renovate existing park facilities.
- W Neighborhood Park Improvements - Mt. Pleasant Park**
Renovate existing park facilities.
- X Neighborhood Park Improvements - Welch Park**
Renovate existing park facilities.
- Y Additional Tennis Courts (\$100,000/court)**
Construct additional Tennis Courts in the EEHVS area. These courts will be constructed as part of the development of new park sites.
- Z Hank Lopez Community Ctr. & Hillview Library Renovation**
Convert the old Hillview Library adjacent to the Hank Lopez Community Center into a Music/dance Facility and remodel the existing Hank Lopez Community Center without increasing square footage to either building.
- AA Ocala Softball Fields**
The Alum Rock School District may consider their existing facility on Ocala Avenue as a surplus site. This funding allows the City to preserve the four existing lighted softball fields on the Ocala School Campus for community use and construct improvements to the site, including a restroom/concession building, parking, picnic facilities and enhanced field furniture.
- AB PG&E (Wenlock Trail)**
Construct an approximately 1.5-mile segment of a landscape trail under the PG&E Power Lines from Lake Cunningham to Story Road.
- AC Mount Pleasant Multiuse Complex**
This amenity could be constructed as one facility combined with amenity "N". The programming of this facility could include: teen/senior center, daycare, computer labs, game rooms, etc. Programming of the facility would occur through a separate public process.
- AD Community Center on Pleasant Hills**
Construct a 40,000 square foot Multi-Service Community Center with gym, and parking for 100 to 200 cars on a 3-acre site. Consistent with the Mount Pleasant Multiuse Complex.
- AE New Traffic Signals & Other Major Intersections/Roadways**
The City will potentially require construction of new traffic signals, signage, or other roadway improvements through application of existing policies as part of the entitlements process for any new development in the EEHVS area. In addition to these required improvements, the City could identify other locations where such improvements are needed but not otherwise funded.

- AF Intelligent Transportation Systems (ITS) Network**
Install equipment including cameras and additional cabling to allow coordination of the traffic signals along major corridors, such as Tully Road, Story Road, King Road, Aborn Road, and Quimby Road. Interconnecting the signals allows better synchronization and enables the City to monitor and adjust the signals from a central control station in response to any incidents or specific traffic problems.
- AG Thompson Creek Trail**
Construct a 7-mile multi-use recreational trail. The trail will typically consist of a 12-foot paved pathway for bicycle and pedestrian use, gravel shoulders and landscaping.
- AH Nieman Pedestrian Overcrossing**
Construct a pedestrian and bicycle overcrossing on Capitol Expressway near Nieman Boulevard. Overcrossings provide a safer pedestrian/bicycle crossing opportunity, reducing the risk of pedestrian accidents and improving connections between local neighborhoods, parks, trails, and schools.
- AI Lake Cunningham Pedestrian Overcrossing**
Construct a pedestrian and bicycle overcrossing on White Road. The overcrossing would provide a safer pedestrian/bicycle crossing in the vicinity of Lake Cunningham Regional Park. Preliminary analysis suggests that this overcrossing may not be well utilized.
- AJ Bike Lanes for Appropriate Corridors**
Complete preparation of a bike master plan for the Evergreen • East Hills area and designate bicycle lanes and other projects as recommended in the plan.
- AK Transit Enhancement**
The funding would be used to fund improvements to VTA facilities within the EEHVS area as identified by the community. Possible improvements include enhanced bus stop shelters, one-time funding for special programs and other transit facility upgrades.
- AL Traffic Calming**
Traffic calming is a way to manage traffic so that its negative impacts on residents, pedestrians and schools are minimized. Traffic calming solutions can include, but would not be limited to, traffic circles, speed tables, bulbouts, or medians to reduce speeding, enhanced crosswalks to help pedestrian safety, and other measures. Traffic calming solutions are typically installed following a neighborhood traffic study that identifies and quantifies problems and obtains full neighborhood support for changes. Specific traffic calming solutions will be developed as they become identified and needed, and funds provided will only be used within the Evergreen • East Hills area.
- AM Street Trees**
The City's goal is to install street trees at locations in need throughout the Evergreen • East Hills area. Street trees provide a better walking environment by creating shade and separation between pedestrians and vehicles.
- AN Curb Ramps**
Construct wheelchair ramps at street corners where ramps are not currently present to improve accessibility.

AO **Median Island Landscaping**

Add median landscaping on wide streets to enhance the street appearance and environment for all users.

AP **Youth Sports Complex**

This facility is not assigned to any specific opportunity site. The facility could be programmed for uses such as, tennis, baseball and soccer, tot-lot, and or aquatic facility (swimming pool).

NOTE: Some of the amenities that were included from the City of San Jose's Greenprint Plan may be partially funded, and have been included on this amenities list because additional funding would be available through the EEHVS process sooner than if they were constructed under a separate process.